



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Warkton Lane, Barton Seagrave, NN15

"An Address To Impress"

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Occupying a wonderful plot, on the very sought after Warkton Lane, this detached residence offers generous proportions both inside and out. The sweeping block paved driveway provides plenty of off-road parking with access to an oversized garage, the wrap around gardens are well kept with manicured lawns, natural stone patios and colourful plantings. The significant interior is versatile to include, entrance hall, palatial living room with feature fireplace and bow window, there is a study which could be used as a bedroom, conservatory, and kitchen flowing to the dining room, and a useful utility room. There is a principal bathroom and three bedrooms, the main bedroom with fitted wardrobes and an ensuite. Upstairs is a family room and two interconnecting rooms offering potential. Gas central heating and UPVC double glazing conclude the inside. Rural Walks, Wicksteed park, Schools and amenities are all within easy reach.

Living Room - 6.48m x 5.36m (21'3" x 17'7")

Dining Room - 2.79m x 2.84m (9'2" x 9'4")

Study - 2.97m x 2.01m (9'9" x 6'7")

Kitchen - 3.61m x 2.39m (11'10" x 7'10")

Utility Room - 3.18m x 1.47m (10'5" x 4'10")

Bedroom 1 - 4.6m x 3.1m (15'1" x 10'2")

Ensuite - 2.24m x 1.75m (7'4" x 5'9")

Bedroom 2 - 4.09m x 3.33m (13'5" x 10'11")

Bedroom 3 - 3.33m x 3.07m (10'11" x 10'1")

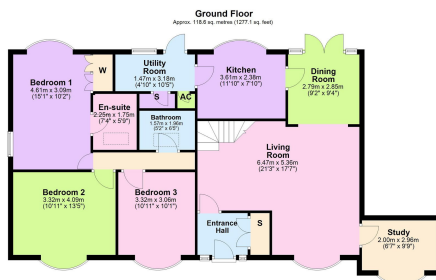
Bathroom - 1.96m x 1.57m (6'5" x 5'2")

Family Room - 5.05m x 2.62m (16'7" x 8'7")

Store Room - 2.41m x 3.1m (7'11" x 10'2")

Store Room - 4.52m x 3.3m (14'10" x 10'10")





Total area: approx. 157.5 sq. metres (1695.3 sq. feet)



- NO CHAIN
- Detached Bungalow
- Versatile Layout
- Prestigious Location
- Private Gardens
- Spacious Throughout
- Off Road Parking / Garage
- EPC RATING: PENDING
- COUNCIL TAX: E



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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